082.0	0007	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	226,800 /	226,800
USE VALUE:	226,800 /	226,800
ASSESSED:	226,800 /	226,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORPORATION OF
Owner 2:	ARLINGTON/MANAGEMENT OFFICE
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC NAMARA ROBERT W-MARY L -
Owner 2:	-
Street 1:	109 FOLLEN RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1491 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	0.000	113,400		113,400	226,800
Total Card	0.000	113,400		113,400	226,800
Total Parcel	0.000	113,400		113,400	226,800

Source: OverRide | Total Value per SQ unit /Card: 152.09 | /Parcel: 152.0

Legal Description

User Acct	51598
GIS Ref	
GIS Ref	
Insp Date	08/27/18

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 082.0-0007-0001.B

!6726!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	113,400	0	.	113,400	226,800	226,800	Year End Roll	12/18/2019
2019	114	FV	113,400	0	.	113,400	226,800	226,800	Year End Roll	1/3/2019
2018	104	FV	113,400	0	.	113,400	226,800	226,800	Year End Roll	12/20/2017
2017	104	FV	113,400	0	.	113,400	226,800	226,800	Year End Roll	1/3/2017
2016	104	FV	113,400	0	.	113,400	226,800	226,800	Year End	1/4/2016
2015	104	FV	113,400	0	.	113,400	226,800	226,800	Year End Roll	12/11/2014
2014	104	FV	113,400	0	.	113,400	226,800	226,800	Year End Roll	12/16/2013
2013	104	FV	113,400	0	.	113,400	226,800	226,800		12/13/2012

PRINT

Date	Time
12/10/20	21:27:09

LAST REV

Date	Time
03/11/20	13:05:11

apro

PAT ACCT. 6726

USER DEFINED

Prior Id # 1:	51598
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC NAMARA ROBER	33564-458		8/24/2001	Family	470,000	No	No		
	9705-435		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2017	746	Siding	17,000	C				
7/8/2005	592	Re-Roof	4,645			G7	GR FY07	
12/20/2000	944	Redo Bat	15,000	C				REDO BATHS AND KIT

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	MEAS&NOTICE	BS	Barbara S
2/26/2009	Measured	372	PATRIOT
1/4/2002	Other Change	PM	Peter M
1/13/2000	Mailer Sent		
1/13/2000	Measured	277	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		10330		Sq. Ft.	Site		0	70.	0.67	6			Topo	-5					485,382						485,400	

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	485,382	Spl Credit		Total:	485,400

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

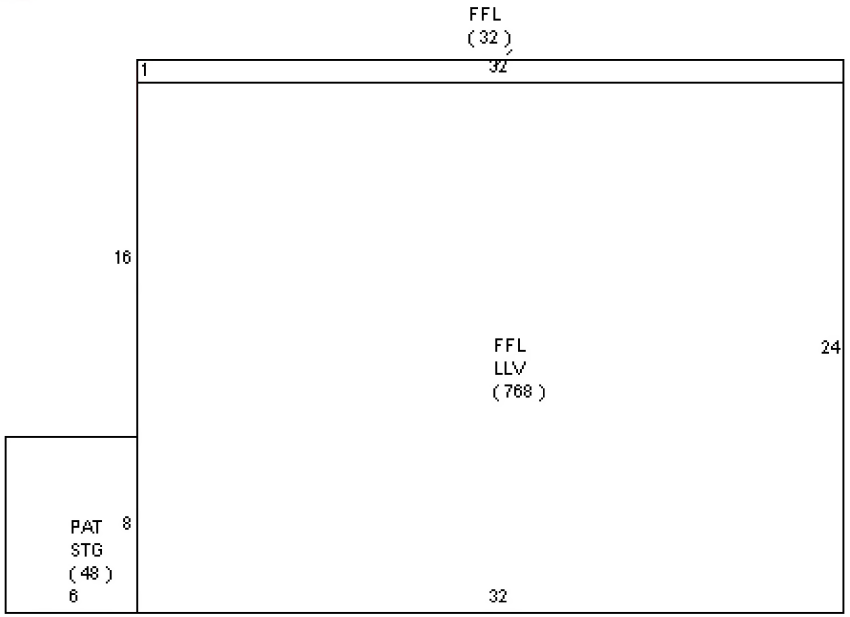
RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	2	Baths:	2	HB	

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	1	
Totals			
2	8	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	86.2	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289100
Depreciation:	249204
Depreciated Total:	39896

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	23.98
Final Total:	39900	Val/Su SzAd	49.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	800	128.240	102,590
LLV	Lower Level	768	96.660	74,234
PAT	Patio	48	6.000	288
STG	Storage	48	10.170	488

Net Sketched Area:	1,664			Total:	177,600
Size Ad	800	Gross Are	1664	FinArea	1491

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0007-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1960	0.00	T	40	114						

More:	N	Total Yard Items:		Total Special Featues:		Total:	